

**PLANNING AND ZONING BOARD
CITY OF FORT LAUDERDALE
CITY HALL COMMISSION CHAMBERS – 1ST FLOOR
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, FEBRUARY 18, 2009 – 6:30 P.M.**

Cumulative

Board Members	Attendance	June 2008-May 2009	
		Present	Absent
Catherine Maus, Chair	P	9	0
Rochelle Golub (arr. 6:33)	P	9	0
Mary Graham	P	9	0
Tom Welch, Vice Chair	P	7	2
Maria Freeman	P	7	2
Fred Stresau	P	8	1
Patrick McTigue	P	9	0
Mike Moskowitz	P	5	0
John Morrison	A	0	2

Staff

Greg Brewton, Director of Planning and Zoning
Yvonne Redding, Planner II
Sharon Miller, Assistant City Attorney
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

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	<u>Case Number</u>	<u>Applicant</u>
1.	127-R-07	P.H.D. Development, LLC / Yolanda II
2.	17-P-08	Marina Mile Investors, LLC / 2275 State Road 84 Plat
3.	For the Good of the City	

Call to Order

Chair Maus called the meeting to order at 6:32 p.m. Roll was called and all stood for the Pledge of Allegiance.

Chair Maus introduced the Board and City Staff members in attendance, and Assistant City Attorney Miller explained the quasi-judicial process used by the Board.

Motion made by Ms. Freeman, seconded by Ms. Graham, to approve the minutes of the January 22, 2009 minutes. In a voice vote, the **motion** carried unanimously.

The next scheduled Board meeting will be on Wednesday, March 18, 2009.

1. P.H.D. Development, LLC / Yolanda II Yvonne Redding 127-R-07

Request:**

Site Plan Level III / Cluster Development / RD-15

Legal Description:

Lots 7, 8, and 9, Block 68 of "LAUDERDALE" to the plat thereof as recorded in P.B.2, P.9, of the Public Records of Dade County, Florida

Address:

1615 SW 4 Avenue

General Location:

West Side of SW 4 Avenue and North of SW 16 Court

Disclosures were made, and any members of the public wishing to speak on this item were sworn in.

Mike Stroh, speaking on behalf of the Applicant, advised that they had appeared previously before the Board to present the project, and the Board had raised two concerns. He reminded the Board that the project complies with all planning and zoning regulations, and noted that plans for the project have been provided to local neighborhood associations. He was not aware of any negative responses from these organizations.

The two major concerns the Board had noted previously were related to a proposed barbecue area, which the Board felt the residents would not use, as well as considering it inappropriate to place in front of 4th Avenue. The Applicant had worked with Planning and Zoning Staff to design a pool area instead, which was considered to be of more value to residents. Mr. Stroh added that all safety regulations are being met for the pool area.

Another concern had been sufficient access for fire or rescue personnel in the event of an emergency. Mr. Stroh displayed a rendering of a fence on the property, including planters; the gates to the houses will not be locked, but are present to establish property boundaries.

These were the only changes made to the development since the earlier presentation, he advised.

Yvonne Redding, Planner, described the proposed site as a three-unit cluster development on a parcel of properties zoned RD-15, which allows for single-family duplexes or cluster developments. They are in compliance with density requirements, stepbacks, and setbacks for that zoning district, as well as all applicable ULDR regulations. She confirmed that the Board's previous concerns have been addressed. The neighborhood association has been sent a PDF file regarding the property, but has not responded to Staff.

Ms. Golub recalled that one previous Staff concern was reservation of 5 ft. of sidewalk at the front and back of the properties for the residents' benefit. She asked if Staff was satisfied with this clearance, assuming parking will be provided in the back.

Ms. Redding affirmed that there is a 5 ft. dedicated easement on all sides of the property. She added that City Engineers had closely studied the parking situation, due to the restriction on SW 4th Avenue, and have dedicated a widening for additional right-of-way before signing off on the project.

She noted that access to this property is restricted, with no additional access coming from SW 4th Avenue, which had prompted Engineering to take a very close look at the plan. As there are other parcels between this property and an alley, there are plans to improve the property "out to the common connection" by repaving.

As there were no further questions from the Board at this time, Chair Maus opened the public hearing.

There being no members of the public wishing to speak on this item, Chair Maus closed the public hearing and brought the discussion back to the Board.

Ms. Graham asked for identification of a semicircle depicted in the rendering Mr. Stroh had shown. He stated that it was the circular driveway of the adjoining property.

Motion made by Ms. Freeman, seconded by Mr. Stresau, to approve Site Plan Level III. In a roll call vote, the **motion** carried unanimously.

2. Marina Mile Investors, LLC /
2275 State Road 84 Plat

Thomas Lodge 17-P-08

Request:**

Plat Review

Legal Description:

A portion of Tract 2, "SEABOARD FARMS," according to the plat thereof, as recorded in P.B.18, P.22, of the Public Records of Broward County, Florida.

Address:

2275 State Road 84

General Location:

North side of State Road 84 on the West side of SW 22 Terrace.

Disclosures were made, and any members of the public wishing to speak on this item were sworn in.

Jerry McLaughlin, representing the Applicant, stated that they sought approval for a property being platted on 2275 State Road 84. The property covers approximately six acres. He added that all Staff concerns or comments have been addressed.

Ms. Redding advised that the Applicant plans to plat the property into two separate parcels, both of which have been previously developed; the hotel built on one parcel has been demolished and will be rebuilt, with its site plan to come before DRC in the future. She described the plat as a "technical specification plat" of the boundaries of the two parcels, which will be split off from one another.

Ms. Golub asked if Staff had any concern regarding the notes included in the Board's information. Ms. Redding pointed out that one note addresses parcel A as it exists; the second note refers to the number of hotel rooms. She added that there are no density requirements on the parcels regarding hotel rooms, so the note was provided for County tax purposes.

The parcels, she continued in response to a follow-up question, are large enough to support 156-175 rooms, as the structure can be configured in different ways while still meeting Code for parking, landscaping, and other concerns that would be addressed later, when the site plan comes before DRC.

As there were no further questions from the Board at this time, Chair Maus opened the public hearing.

There being no members of the public wishing to speak on this item, Chair Maus closed the public hearing and brought the discussion back to the Board.

Motion made by Mr. Stresau, seconded by Mr. Welch, to approve plat review. In a roll call vote, the **motion** carried unanimously.

3. For the Good of the City

Ms. Golub stated that following the Board's January 2009 meeting, she had received telephone calls from reporters who wanted comments about her votes on some issues. She had declined to comment and referred them to the meeting minutes; however, she asked if there was a policy in place governing how Board members should react in similar situations.

Chair Maus stated that she was unaware of any such policy, adding that when contacted in similar circumstances, she too had declined to comment.

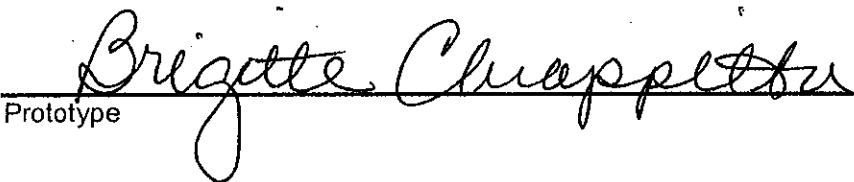
Assistant City Attorney Miller advised that this was the best decision, as any comments by Board members could be subject to further litigation.

There being no further business to come before the Board at this time, the meeting was adjourned at 6:49 p.m.

Minutes prepared by K. McGuire, Prototype, Inc.]



Chair



Prototype